



General Assembly

February Session, 2014

Raised Bill No. 5311

LCO No. 1428



Referred to Committee on GOVERNMENT ADMINISTRATION
AND ELECTIONS

Introduced by:
(GAE)

***AN ACT RAISING THE THRESHOLD FOR STATE CONSTRUCTION
CONTRACTS REQUIRING THE APPROVAL OF THE DEPARTMENT
OF ADMINISTRATIVE SERVICES AND REQUIRING THE APPROVAL
OF THE OFFICE OF POLICY AND MANAGEMENT.***

Be it enacted by the Senate and House of Representatives in General
Assembly convened:

1 Section 1. Section 4b-52 of the 2014 supplement to the general
2 statutes is repealed and the following is substituted in lieu thereof
3 (*Effective from passage*):

4 (a) (1) No repairs, alterations or additions involving expense to the
5 state of [five hundred thousand] one million dollars or less or, in the
6 case of repairs, alterations or additions to a building rented or
7 occupied by the Judicial Branch, one million two hundred fifty
8 thousand dollars or less or, in the case of repairs, alterations or
9 additions to a building rented or occupied by a constituent unit of the
10 state system of higher education, two million dollars or less, shall be
11 made to any state building or premises occupied by any state officer,
12 department, institution, board, commission or council of the state

13 government and no contract for any construction, repairs, alteration or
14 addition shall be entered into without the prior written approval of the
15 Commissioner of Administrative Services and the Secretary of the
16 Office of Policy and Management, except repairs, alterations or
17 additions to a building under the supervision and control of the Joint
18 Committee on Legislative Management and repairs, alterations or
19 additions to a building under the supervision of The University of
20 Connecticut. Repairs, alterations or additions which are made
21 pursuant to such approval of the Commissioner of Administrative
22 Services and the Secretary of the Office of Policy and Management
23 shall conform to all guidelines and procedures established by the
24 Department of Administrative Services for agency-administered
25 projects. (2) Notwithstanding the provisions of subdivision (1) of this
26 subsection, repairs, alterations or additions involving expense to the
27 state of five hundred thousand dollars or less may be made to any
28 state building or premises under the supervision of the Office of the
29 Chief Court Administrator or a constituent unit of the state system of
30 higher education, under the terms of section 4b-11, and any contract
31 for any such construction, repairs or alteration may be entered into by
32 the Office of the Chief Court Administrator or a constituent unit of the
33 state system of higher education without the approval of the
34 Commissioner of Administrative Services or the Secretary of the Office
35 of Policy and Management.

36 (b) Except as provided in this section, no repairs, alterations or
37 additions involving an expense to the state of more than five hundred
38 thousand dollars or, in the case of repairs, alterations or additions to a
39 building rented or occupied by the Judicial Branch, more than one
40 million two hundred fifty thousand dollars, or, in the case of repairs,
41 alterations or additions to a building rented or occupied by a
42 constituent unit of the state system of higher education, more than two
43 million dollars, shall be made to any state building or premises
44 occupied by any state officer, department, institution, board,
45 commission or council of the state government, nor shall any contract

46 for any construction, repairs, alteration or addition be entered into,
47 until the Commissioner of Administrative Services, in consultation
48 with the Secretary of the Office of Policy and Management or, in the
49 case of the construction or repairs, alterations or additions to a
50 building under the supervision and control of the Joint Committee on
51 Legislative Management of the General Assembly, said joint
52 committee or, in the case of construction, repairs, alterations or
53 additions to a building involving expenditures in excess of five
54 hundred thousand dollars but not more than one million two hundred
55 fifty thousand dollars under the supervision and control of the Judicial
56 Branch, said Judicial Branch or, in the case of the construction, repairs,
57 alterations or additions to a building involving expenditures in excess
58 of five hundred thousand dollars but not more than two million
59 dollars under the supervision and control of one of the constituent
60 units of higher education, the constituent unit, has invited bids thereon
61 and awarded a contract thereon, in accordance with the provisions of
62 sections 4b-91 to 4b-96, inclusive. The Commissioner of Administrative
63 Services, with the approval of the authority having the supervision of
64 state employees or the custody of inmates of state institutions, without
65 the necessity of bids, may employ such employees or inmates and
66 purchase or furnish the necessary materials for the construction,
67 erection, alteration, repair or enlargement of any such state building or
68 premises occupied by any state officer, department, institution, board,
69 commission or council of the state government.

70 (c) Whenever the Commissioner of Administrative Services declares
71 that an emergency condition exists at any state facility, other than a
72 building under the supervision and control of the Joint Committee on
73 Legislative Management, and that the condition would adversely
74 affect public safety or the proper conduct of essential state government
75 operations, or said joint committee declares that such an emergency
76 exists at a building under its supervision and control, the
77 commissioner or the joint committee may employ such assistance as
78 may be required to restore facilities under their control and

79 management, or the commissioner may so act upon the request of a
80 state agency, to restore facilities under the control and management of
81 such agency, without inviting bids as required in subsection (b) of this
82 section. The commissioner shall take no action requiring the
83 expenditure of more than five hundred thousand dollars to restore any
84 facility under this subsection (1) without the written consent of the
85 Governor, and (2) until the commissioner has certified to the joint
86 committee of the General Assembly having cognizance of matters
87 relating to legislative management that the project is of such an
88 emergency nature that an exception to subsection (b) of this section is
89 required. Such certification shall include input from all affected
90 agencies, detail the need for the exception and include any relevant
91 documentation. The provisions of this subsection shall not apply if any
92 person is obligated under the terms of an existing contract with the
93 state to render such assistance. The annual report of the commissioner
94 shall include a detailed statement of all expenditures made under this
95 subsection.

96 (d) The Commissioner of Administrative Services may, during the
97 term of a lease of a building or premises occupied by any state offices,
98 department, institution, board, commission or council of the state
99 government, (1) renegotiate the lease in order to enable the lessor to
100 make necessary alterations or additions up to a maximum amount of
101 five hundred thousand dollars, and subject to the approval of the State
102 Properties Review Board, or (2) require that a security audit be
103 conducted for such building or premises and, if necessary, renegotiate
104 the lease in order to enable the lessor to make necessary alterations or
105 additions to bring the building or premises into compliance with the
106 security standards for state agencies established under section 4b-132.
107 Alterations or additions under subdivision (2) of this subsection shall
108 not be subject to the spending limit in subdivision (1) of this
109 subsection, and a renegotiated lease under said subdivision (2) shall be
110 subject to the approval of the State Properties Review Board, provided
111 such approval requirement shall not compromise the security

112 requirements of chapter 60a and this section. The commissioner shall
113 determine the manner of submission, conditions and requirements of
114 bids and awards made for alterations or additions under this
115 subsection. No lease shall be renegotiated under this subsection for a
116 term less than five years. As used in this subsection, "security" and
117 "security audit" have the meanings assigned to such terms in section
118 4b-130.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>from passage</i>	4b-52
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Statement of Purpose:

To increase the threshold for construction contracts requiring the approval of the Department of Administrative Services from five hundred thousand dollars to one million dollars and to require the approval of the Secretary of the Office of Policy and Management for certain construction projects costing one million dollars or more.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]